

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **January 13, 2016 6:00 pm**

5
6 Chairman Pro Tem: Heather Hansen
7 Attendance: Heather Hansen, Robert James
8 Alternates: Barry Nielsen
9 Excused: Bill Baker, Larry Raymond, Wendy Simmons

10
11 **Approval of the Minutes:**

12 Item No. 1. The Providence City Planning Commission will consider for approval the minutes of December 9, 2015.

13 **Motion to approve the minutes of December 9, 2015: R James, second – B Nielsen**

14 **Vote: Yea: H Hansen, R James, B Nielsen**
15 **Nay: None**
16 **Abstained: None**
17 **Excused: B Baker, L Raymond, W Simmons**

18 **Study Items:**

19 Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission
20 will discuss possible amendments for the zoning element of the Providence City general plan; including the
21 definitions for zoning districts.

22 **SFE:**

- 23 • R James asked the purpose of a SFE zone versus a SFL. The SFE has a one acre minimum and the SFL has
24 approximately a half acre minimum. Since there are only minimal areas designated SFE, he wonders if it is
25 worth putting a lot of time into this zone. There is minimal land that can be annexed and he felt what
26 does come in will not be zoned SFE. He feels SFE should not be used any longer.
- 27 • J Drew felt slope areas might make it difficult to eliminate SFE, but it was pointed out to him that lots can
28 go larger to accommodate slopes; they just can't go smaller than one acre in SFE.
- 29 • R James feels at some future point the Planning Commission should recommend to the City Council to not
30 use SFE.

31 **SFL:**

- 32 • R James said SFL is identical to SFE, except that SFL does not include protecting natural scenic character
33 and wildlife.
- 34 • R James asked for clarification on cluster development.
- 35 • S Bankhead said it's when a developer clusters homes in one condensed area to allow for green space.
36 Density may stay the same, but lot sizes may be smaller to allow for the green space. It is a conditional
37 use.
- 38 • H Hansen asked about secondary residential structures being allowed in SFL.
- 39 • S Bankhead said it increases density if you allow two homes on one lot.
- 40 • R James thought it was a little odd that it was not allowed in SFL but allowed in SFT. He and Heather felt it
41 should be taken off SFT and perhaps added to SFL.
- 42 • H Hansen thought it was something to consider with cost of homes going up.
- 43 • B Nielsen also felt it was okay in SFL but not on SFT.
- 44 • H Hansen asked about rental rules, accessory dwelling units and secondary residential structures.
- 45 • S Bankhead said if it is something the Commission wants to allow, she will email the ordinance on
46 accessory dwelling units. An accessory dwelling unit is another dwelling unit within the main residential
47 structure and the secondary residential structure is a second dwelling unit on one lot. An accessory
48 dwelling unit requires the owner of the home to occupy one of the units. New accessory dwellings are
49 currently not allowed.
- 50 • H Hansen felt residential facility for the aged should be a conditional use rather than a permitted use.
- 51 • S Bankhead said that is a fair housing issue and has to meet state requirements. If a person were to do
52 this as a business, they would still be required to get a business license with all that entails.
- 53 • H Hansen had a question about private lessons/public facility.

- S Bankhead said this is about using the parks for private tennis lessons or batting lessons, etc. It was written to prevent people from using the courts/parks and tying them up.
- H Hansen asked why Radio/Cell Phone Tower was only allowed in CGD and Public. She asked why it was not allowed in any other zone.
- S Bankhead said this is because people are worried about having cell towers near their homes. This ordinance restricts them to parks, and the commercial general district. It could be allowed in agricultural. The tower could be located in such an area that it wouldn't have impact on neighbors. This should be itemized as a conditional use, not a permitted use.
- R James felt it would make sense to allow it in the Commercial Highway District, but not in residential zones.
- The Commission will recommend to the City Council to take mortuaries out of SFL.
- H Hansen felt if accessory buildings are allowed in SFE, then most of the items under Industry/Manufacturing should be allowed as a conditional use for a home business.
- J Drew felt the nature of a small business owner is to grow the business and make it profitable. That may, at some point, pose a problem for neighbors if the business starts to impact the neighborhood.
- R James felt service operation businesses are different than industry/manufacturing businesses. Motorcycle, snowmobile, ATV, etc. repair is allowed but, auto repairs are not. That needs to be addressed.
- There was discussion about which businesses under Industry and Manufacturing should be allowed and which businesses shouldn't be allowed.
- B Nielsen commented that SFL abuts the deer fence and the city may not want manufacturing up there encroaching on the natural habitats.

Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning Commission will consider code amendments to the Use Chart including but not limited to adding the words "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

- H Hansen asked why this is a discussion item.
- S Bankhead said this was a request from the city attorney for clarification and for which zones it will be allowed in.
- R James felt it needs to be allowed.
- There was extensive discussion about itemizing versus not itemizing certain businesses listed under Industry and Manufacturing.
- Chris Checketts commented that the city has a limiting factor of not having more than four employees. More than four would require a move to the commercial business zone.
- The Commission agreed that countertops should have its own line item.
- S Bankhead suggested listing them together as a line item, and also listing them on their own line items. Same with auto repair, paint and body shop. However, that may present a problem with business licensing.
- Auto repair and auto paint and body shop will be separate line items.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will consider a code amendment adding Chapter 6 Condominium Approval to Providence City Code Title 11 Subdivision Regulations.

- This item will be continued to next meeting.

No Staff or Commission Reports.


Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

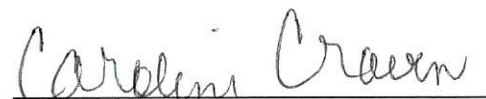
Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Motion to adjourn: R James, second – B Nielsen

Vote: **Yea:** **H Hansen, R James, B Nielsen**
 Nay: **None**
 Abstained: **None**
 Excused: **B Baker, L Raymond, W Simmons**

Minutes recorded and prepared by C Craven.


Heather Hansen, Chairman Pro Tem


Caroline Craven, Secretary

Planning Commission Meeting

February 10, 2016

Please Sign In

Name

Craig Winder

JEFF JACOBSON

City of Residence

City of KC
NorthCoast

5 MITHFIELD RD

